

Bagdad Architectural Advisory Committee
Minutes of the January 25, 2006 Meeting

The meeting was called to order at 10:00 a.m. with the following members and staff present:

Dr. Charles D'Asaro, Chairman
Mrs. Davis, Committee Member
Mr. Michael Johnson, Committee Member
Mr. David Bailly, Committee Member
Karin Heaton, Committee Advisor
Beckie Faulkenberry, P&Z Director and Staff to the Committee
Darlene Stanhope, Planner III, Staff to the Committee
Laurie Schulze, Recorder and Staff to the Committee

The minutes of the November 16, 2005, meeting were approved with one minor correction to show that the members voiced concerns about granting variances to code requirements not specific to Bagdad, but county wide.

The first item on the agenda was Calvin Slack, 2005-BHAAB-011, requesting new construction of a single family residence. Mr. Slack represented himself. His previously approved plans had to be changed as his builder wouldn't go with the approved changes requested by the board. Mr. Johnson asked what type of siding would be used; Mr. Slack replied hardy plank. The board was very pleased with this plan. Mr. Bailly motioned for approval and Mrs. Davis seconded the motion. The motion passed 4 - 0. Mr. Slack addressed the board regarding a waiver of the impact fees. Ms. Faulkenberry stated she would speak with the Building Department and report back to Mr. Slack. The board was in favor of the waiver.

The second item on the agenda was William and Marie Holley, 2005-BHAAB-022, requesting demolition and new construction of a single family residence. The board discussed the demolition of the home which was more than 50% damaged. Ms. Heaton requested the board be provided additional information when it comes to the demolition. Mrs. Davis motioned for approval and Mr. Johnson seconded the motion. The motion for demolition passed 4 - 0. The board discussed the new construction house plans. Mr. Doug Sapp, builder and developer, represented Mr. and Mrs. Holley. Mr. Sapp explained the siding would be vinyl, and the roof pitch 5 on 12; to use 6 on 12 would be pushing the budget. He went on to explain that the house is very similar to old one. Mr. Johnson asked how much more it would cost to use hardy plank vice the vinyl. Mr. Sapp gave an estimate of approximately \$6,000 more. Dr D'Asaro asked if there were any suggestions to help make the house plan acceptable for approval by the board. Mr. Johnson asked Mr. Sapp if the columns were correct on the plans. Mr. Sapp said they can put trim on bottom and the top to compliment. Mr. Sapp then showed the board a sample of the vinyl siding, and it was agreed that they would use white. Mr. Johnson suggested using the hardy plank on the front of the house only, and white vinyl everywhere else to make the house conform to the neighborhood. Mr. Sapp explained that the columns could be made colonial style, 6 x 6. Roofing materials show shingles, 3 tab single, with the color to coordinate with the color of the house Mr. Johnson reviewed the proposed changes as follows:

- 5 on 12 - roof
- columns 6 " turned or trimmed on top and/or bottom
- hardy plank on front only
- dimensional shingle
- shutters on the front only

Mr. Bailly motioned for approval, with changes and Mrs. Davis seconded the motion. The motion was passed 4 - 0.

The third item on the agenda was Ms. Raymonde Slack, 2006-BHAAB-001, requesting new construction of a single family residence. Ms. Slack represented herself. Mr. Johnson asked what type of siding would be used; Ms. Slack replied hardy plank. The board was very pleased with this plan. Mrs. Davis motioned for approval and Mr. Bailley seconded the motion. The motion passed 4 - 0. Ms. Slack addressed the board regarding a waiver of the impact fees. Ms. Faulkenberry stated she would speak with the Building Department and report back to Ms. Slack. The board was in favor of the waiver.

The fourth item on the agenda was Michael Johnson, 2006-BHAAB-002, construction of a new carriage house and the removal of 2 pecan trees. Mr. Johnson represented himself. The siding will be hardy plank, and will replant 2 trees in place of the 2 he is removing. The board discussed the setbacks requirement, and it was determined by staff that since this is an accessory structure the setbacks will not be an issue. Mr. Bailley motioned for approval with the changes and Mrs. Davis seconded the motion. The motion passed 4 - 0 with Dr. D'Asaro voting.

The board then discussed the value of non-contributing structures being reviewed by them. Ms. Faulkenberry clarified that all development and redevelopment in Bagdad had to go before the board.

The board discussed the need for variances to the code to go before the Board of Adjustments. Ms. Faulkenberry said that she had reviewed this with the county attorney and he agreed.

The meeting was adjourned at approximately 11:15 p.m.